



CHEROKEE CORNERS SHOPPING CENTER

YEAR BUILT/RENOVATED
1984/2016

LOCATION
5500-5574 Bells Ferry Rd
Acworth, GA, 30102

SIZE
144,678



PROPERTY HIGHLIGHTS

- Grocery anchored
- More than 180,000 people within 5 miles
- Well-established tenancy with a diversified tenant mix
- Excellent property fundamentals

NOTABLE TENANTS

Food Depot



FAMILY DOLLAR



Little Caesars Pizza wireless

cricket™

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	8,053	79,628	180,566
Proj. Population	8,749	82,604	186,482
2022 Households	2,970	28,828	66,148
Proj. Households	3,252	29,994	68,542
2022 Median HH I Income	\$65,662	\$82,385	\$84,340
Proj. Median HH I Income	\$78,612	\$98,706	\$100,641
2022 Average HH I Income	\$88,184	\$103,996	\$108,034
Proj. Average HH I Income	\$105,604	\$121,630	\$126,021

More Information, call us | 917-288-0049
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CHEROKEE CORNERS SHOPPING CENTER

5500-5574 Bells Ferry Road,
Acworth, GA, 30102

STE.	TENANT	SQ. FT
5500	Woodstock Market	59,000
5520	Ross Dress for Less <i>(Opening Soon)</i>	23,875
5530	Food Depot	35,000
5540	Family Dollar	8,450
5546	Rent-A-Center	3,585
5554	Total Insurance	943
5562	LA Princesa Beauty Salon	3,282
5566	Cricket Wireless	1,300
5570	USPS <i>(Opening Soon)</i>	1,625
5574	Little Caesar's	1,300
5598	Clinica Pastor PC & Medico (Chiropractor)	3,740
6822	El Pollo Dorado	2,578

Total Square Footage
of the Center: **144,678**

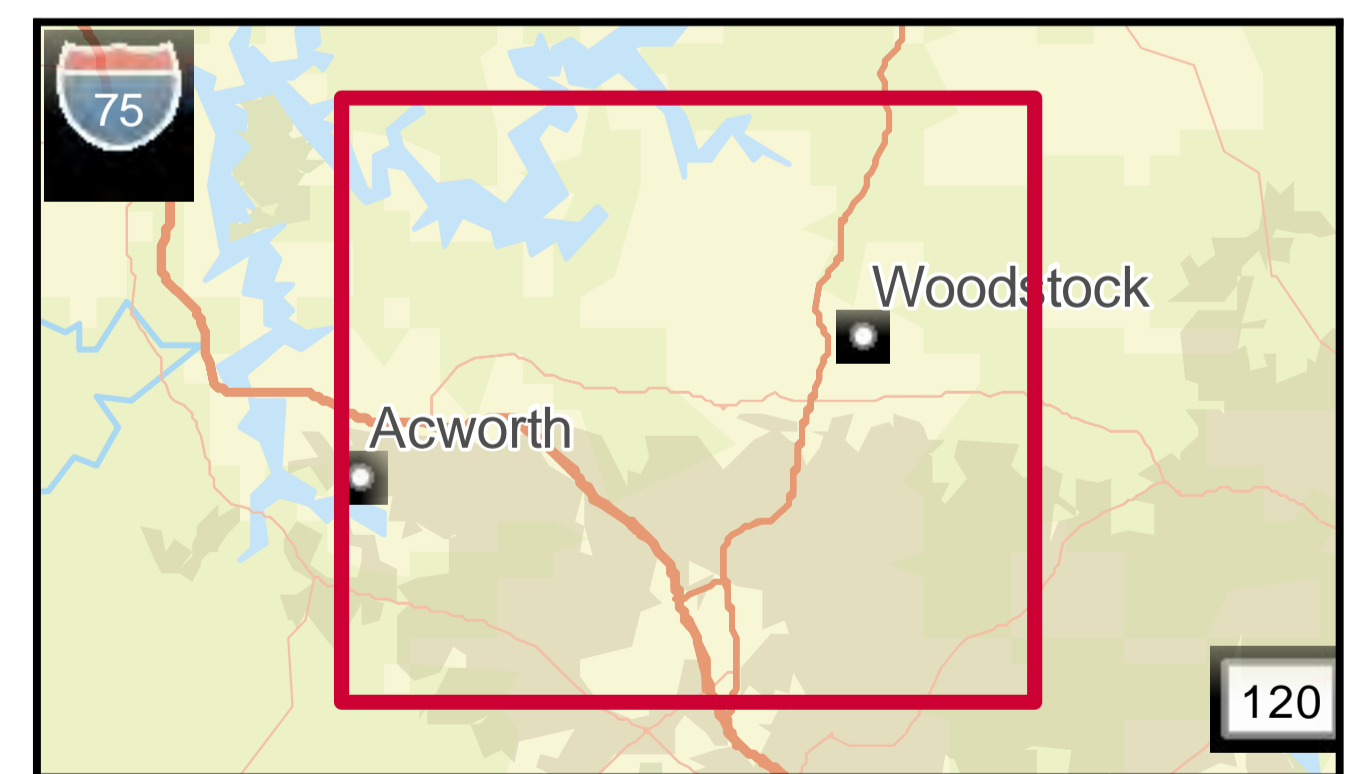
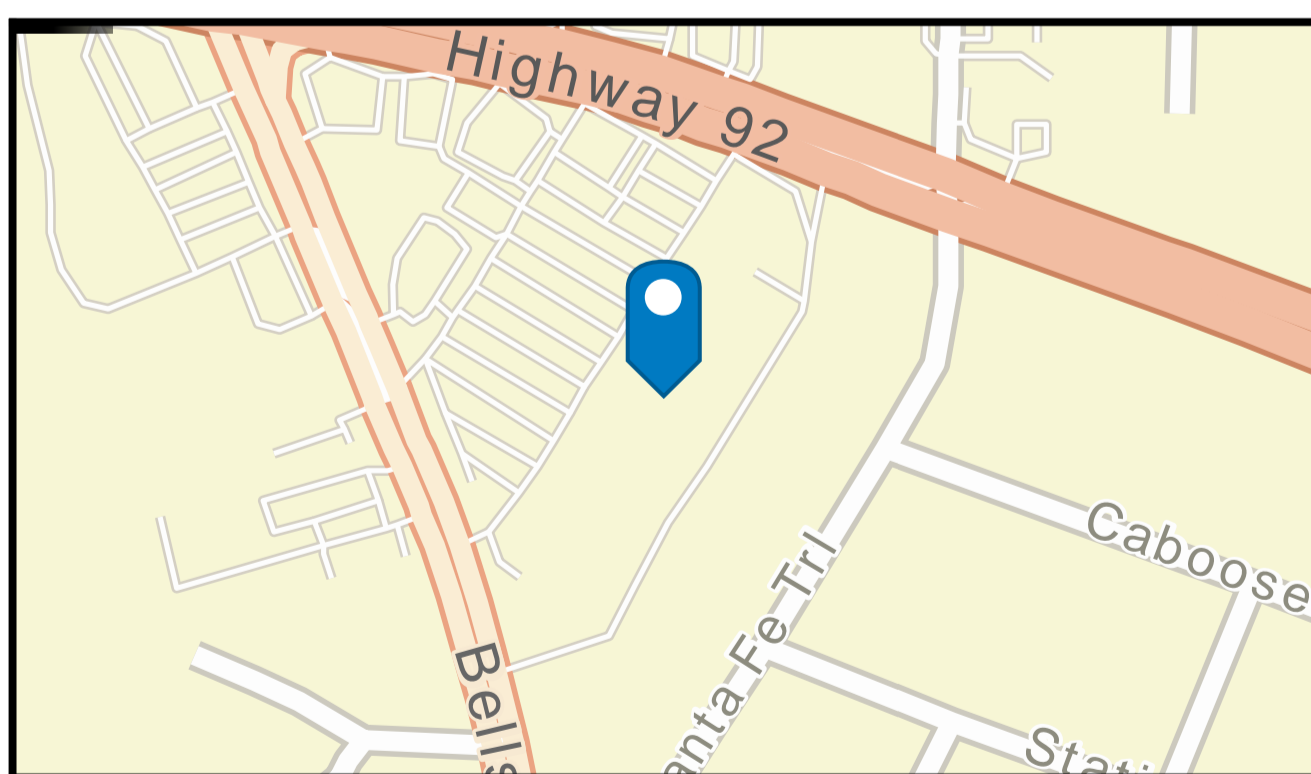
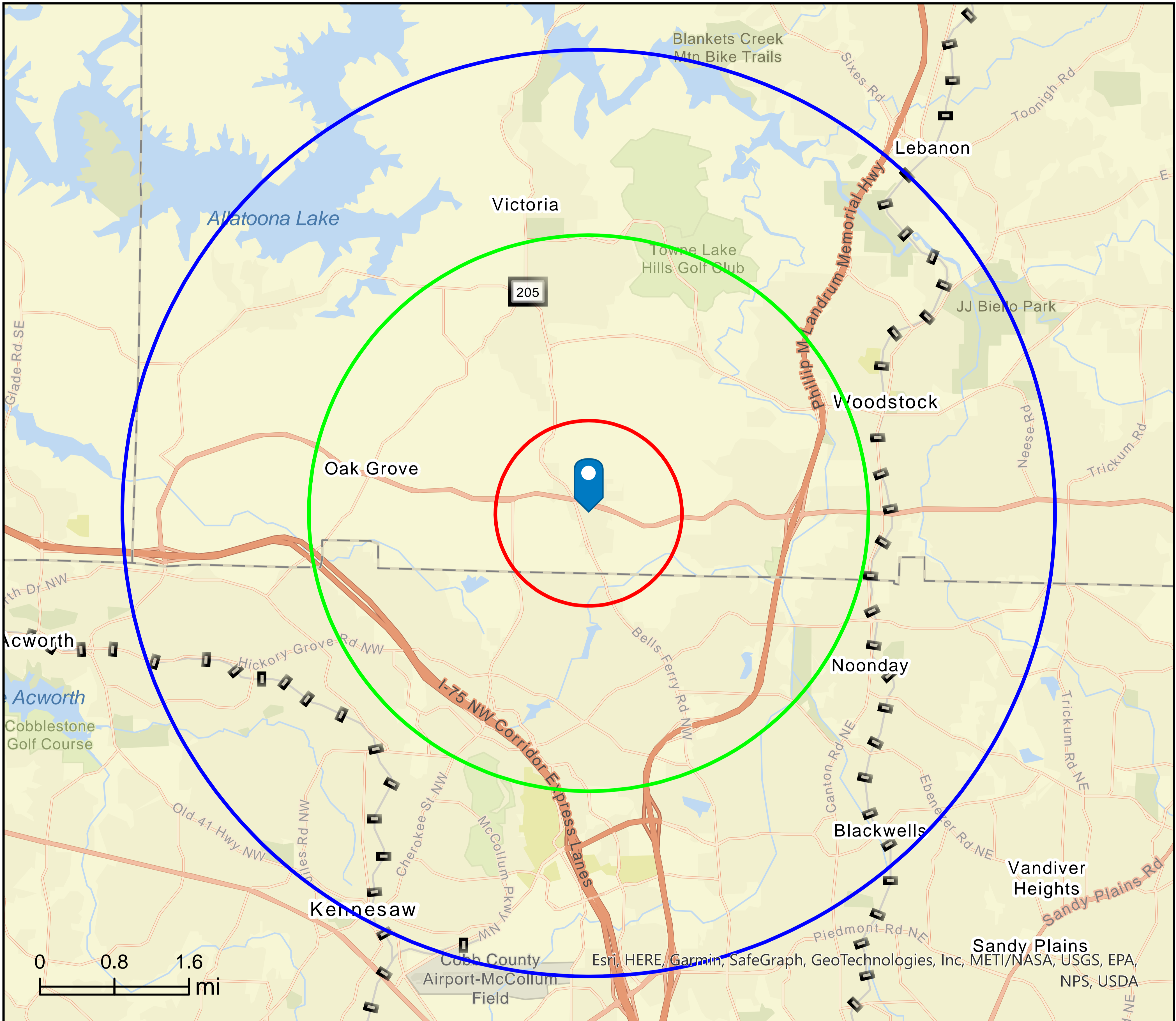


SITE PLAN

Site Map

Cherokee Corners
5570 Bells Ferry Road Acworth GA 30102
Ring: 1 mile radius

Latitude: 34.0859
Longitude: -84.5743



July 20, 2022

Executive Summary

Cherokee Corners
5570 Bells Ferry Road Acworth GA 30102
Rings: 1, 3, 5 mile radii

Latitude: 34.0859
Longitude: -84.5743

	1 mile	3 mile	5 mile
Mortgage Income			
2022 Percent of Income for Mortgage	18.8%	16.4%	16.6%
Median Household Income			
2022 Median Household Income	\$65,662	\$82,385	\$84,340
2027 Median Household Income	\$78,612	\$98,706	\$100,641
2022-2027 Annual Rate	3.67%	3.68%	3.60%
Average Household Income			
2022 Average Household Income	\$88,184	\$103,996	\$108,034
2027 Average Household Income	\$105,604	\$121,630	\$126,021
2022-2027 Annual Rate	3.67%	3.18%	3.13%
Per Capita Income			
2022 Per Capita Income	\$34,298	\$38,019	\$39,728
2027 Per Capita Income	\$41,301	\$44,606	\$46,489
2022-2027 Annual Rate	3.79%	3.25%	3.19%

Households by Income

Current median household income is \$84,340 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$100,641 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$108,034 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$126,021 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$39,728 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$46,489 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index	129	149	146
2010 Total Housing Units	2,569	25,783	58,472
2010 Owner Occupied Housing Units	1,306	16,909	39,985
2010 Renter Occupied Housing Units	1,065	7,190	14,451
2010 Vacant Housing Units	198	1,686	4,037
2020 Total Housing Units	2,927	29,103	67,257
2020 Vacant Housing Units	160	1,336	3,066
2022 Total Housing Units	3,185	30,157	69,263
2022 Owner Occupied Housing Units	1,583	19,119	45,469
2022 Renter Occupied Housing Units	1,387	9,709	20,680
2022 Vacant Housing Units	215	1,329	3,115
2027 Total Housing Units	3,510	31,597	72,169
2027 Owner Occupied Housing Units	1,765	20,140	47,725
2027 Renter Occupied Housing Units	1,486	9,855	20,817
2027 Vacant Housing Units	258	1,603	3,627

Currently, 65.6% of the 69,263 housing units in the area are owner occupied; 29.9%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 67,257 housing units in the area and 4.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.31%. Median home value in the area is \$266,327, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.75% annually to \$290,496.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.